

BILL NO 2338

ORDINANCE NO 2338

AN ORDINANCE APPROVING THE SUBDIVISION PLAT FOR “DOWD SUBDIVISION – SUMMIT TRACT CONSOLIDATION PLAT”

WHEREAS, the City received an application from Period Restoration to consolidate two lots into one lot; and

WHEREAS, the property lies in the G1 Commercial Zoning District and meets the required minimum frontage and lot width for that zoning district; and

WHEREAS, this is a consolidation of property which does not create additional lots and does not propose or require any new public improvements; and

WHEREAS, according to the procedure laid out in Section 94-59 for a small subdivision, the preliminary plat for this consolidation plat was reviewed and approved by the City Planner based on the criteria listed in Section 94-34 of the Ladue Code of Ordinances; and

WHEREAS, the property involved in this consolidation plat is not currently under single-ownership, but this requirement may be waived, as recommended by the City Planner, since the entities owning the properties are both controlled by the same individual and can be brought under the same ownership in conjunction with the recording of the plat; and

WHEREAS, in accordance with the procedures under Section 94-59, the applicant submitted a final plat, which was reviewed and approved by the City Planner and then submitted to the City Council for final approval; and

WHEREAS, this bill has been made available for public inspection prior to its consideration by the City Council and read by title two times in open meeting prior to its passage; and

WHEREAS, after review of the application and the staff comments, the City Council finds that all administrative procedures for the granting of a subdivision have been followed in accordance with Chapter 94 of the Ladue Code and that the final plat for “Dowd Subdivision – Summit Tract Consolidation Plat”, meets the requirements of the City and should be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LADUE, ST. LOUIS COUNTY MISSOURI, AS FOLLOWS:

Section 1. That the attached final plat for “**DOWD SUBDIVISION – SUMMIT TRACT CONSOLIDATION PLAT**” as prepared by Volz Incorporated in the month of February 2023 and as depicted on the attached Exhibit A, which was duly presented to the City Council, is hereby approved.

Section 2. That the single ownership requirement for this small subdivision be waived on the condition that properties be brought under the same ownership entity immediately after recording of the consolidation plat.

Section 3. That approval be endorsed upon such final plat under the hand of the City Clerk and the seal of the City of Ladue, St. Louis County, Missouri, but only after the presentation to the City Clerk of the following documents:

- (1) Final plat of said Consolidation Plat on tracing cloth or mylar with all required signatures and attestations.
- (2) Copy of the Deed document required to consolidate ownership of the property, which shall be recorded immediately after the Plat is recorded.

Section 4. Pursuant to Section 94-6 of the Ladue Code, upon receipt of the endorsed plat, the subdivider shall record the final Consolidation Plat, as well as the Deed required to consolidate ownership, with the St. Louis Recorder of Deeds and then shall promptly furnish to the City Clerk a certificate from the Recorder of Deeds that such Consolidation Plat and Deed have been duly filed for record.

Section 5. This Ordinance shall be in full force and effect from and after its adoption and approval by the Mayor.

PASSED THIS ____ DAY OF _____ 2023.

President, City Council

ADOPTED AND APPROVED THIS ____ DAY OF _____ 2023.

Nancy Spewak, Mayor

ATTEST:

Stacey Mann, City Clerk

